DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Rob Ross, Zipper Geo Associates

LOCATION OF PROPOSAL: 5515 142nd Avenue SE

DESCRIPTION OF PROPOSAL: Removal of an existing retaining wall and fill and replacement with three terraced retaining walls with restoration of temporary disturbance within a steep slope critical area.

FILE NUMBERS: 17-119904-LO **PLANNER:** Reilly Pittman

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **6/21/2018**

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Environmental Coordinator

6/7/2018
Date

OTHERS TO RECEIVE THIS DOCUMENT:

☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☐ Attorney General ecyolyef@atg.wa.gov
☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Stanton Slope Stabilization
Proposal Address:	5515 142nd Avenue SE
Proposal Description:	Critical Areas Land Use Permit to remove an existing retaining wall and fill and replace it with three terraced retaining walls that will modify a steep slope critical area. Restoration of native vegetation is proposed to address all temporary disturbance from construction.
File Number:	17-119904-LO
Applicant:	Rob Ross, Zipper Geo Associates
Decisions Included:	Critical Areas Land Use Permit (Process II LUC 20.30P)
Planner:	Reilly Pittman, Land Use Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** Carol V. Helland, Environmental Coordinator Development Services Department
Director's Decision:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department By: Elizabeth Stead, Land Use Director

Application Date:	August 25, 2017
Notice of Application Date:	September 7, 2017
Decision Publication Date:	June 7, 2018
Project/SEPA Appeal Deadline:	June 21, 2018

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

CONTENTS

Attachments

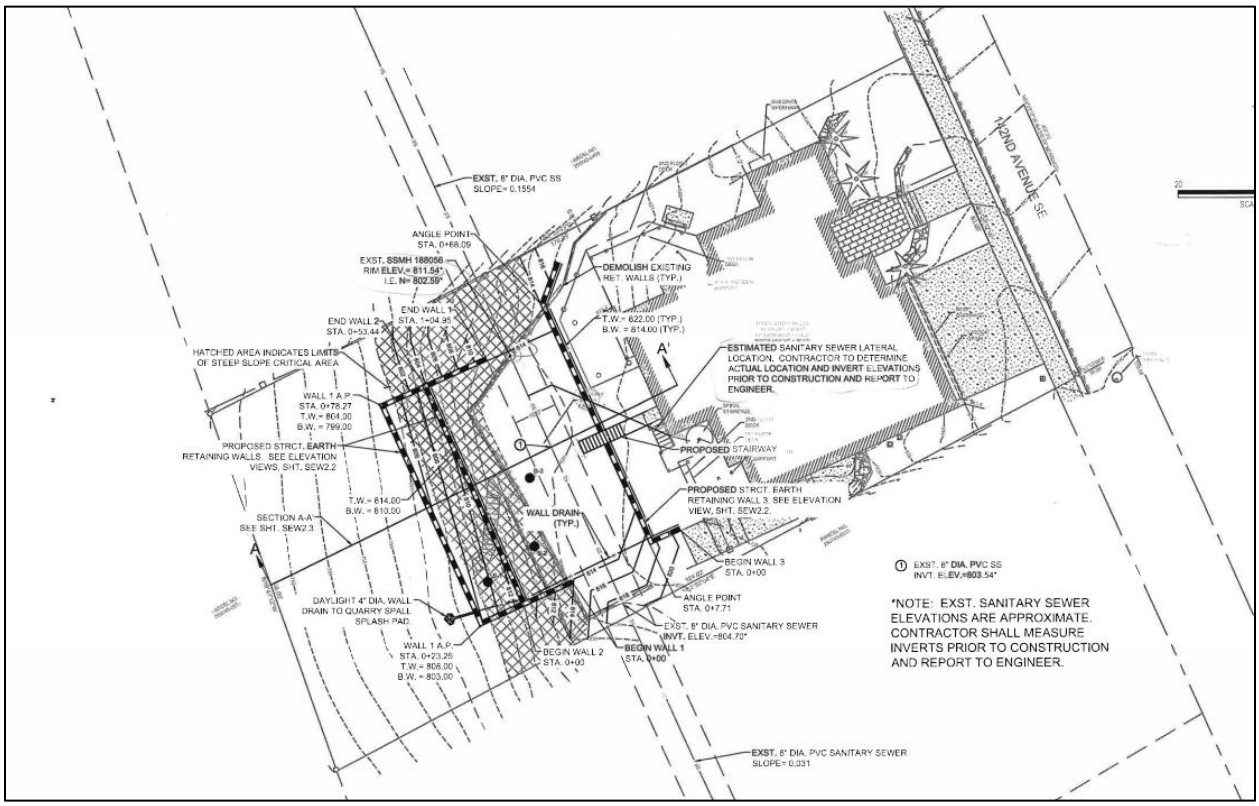
1. Site Plan – Enclosed
2. Conceptual Restoration Plan, Geotech Reports and Critical Areas Report – In File
3. SEPA Checklist, Application Forms, Comment and Communication, and Materials – In File

I. Proposal Description and Development Process

A. Proposal Description

The applicant is requesting a Critical Areas Land Use Permit for stabilization to construct three block retaining walls with geogrid support within a steep slope critical area and 50-foot top-of-slope buffer that was artificially created. The proposed walls will replace an existing retaining wall and fill that was constructed without permit approval by a prior property owner. Stabilization of a steep slope requires approval of a Critical Areas Land Use Permit. See Figure 1 below for proposed improvements and impacts.

Figure 1



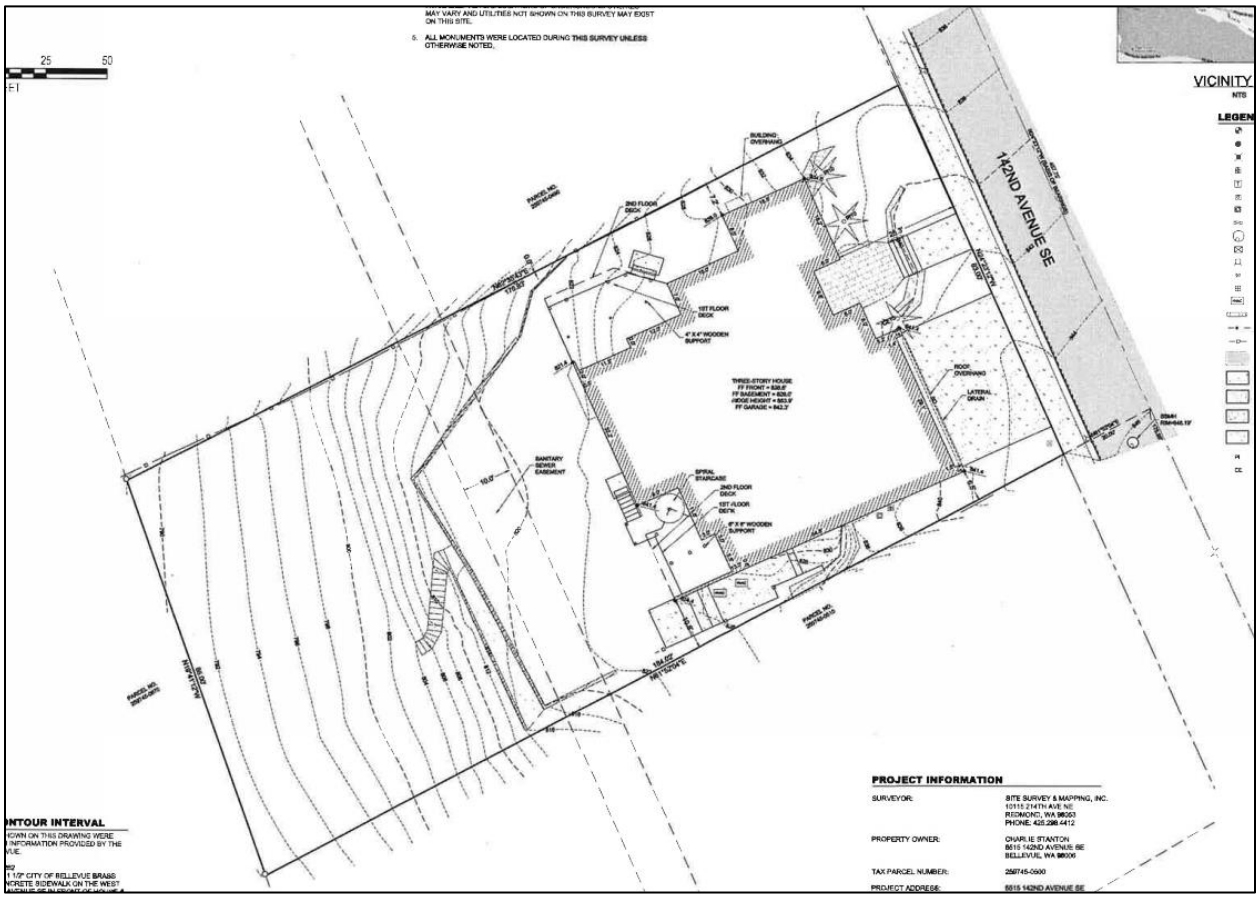
II. Site Description, Zoning, Land Use and Critical Areas

B. Site Description

The project site is located on 142nd Avenue SE and is surrounded by existing single-family residences and adjacent to the Forest Park Open Space. There is an existing house and associated improvements at the top of a steep slope that crosses the property below an existing retaining wall. The fill appears to have been installed to create a yard area without a permit sometime between 1990 and 2002 and the existing wall is placed on top of some of the fill. The fill and wall are not stable and have moved over time so that the retaining wall is failing. The fill and wall were also constructed over a public sewer easement and sewer main. See Figure 2 below for existing site conditions.

Figure 2


142ND AVE SE
Forest Park Open Space
5515 142ND AVE SE
5501 142ND AVE SE
188059


VICINITY
142ND AVENUE SE
PROJECT INFORMATION
SURVEYOR:
SITE SURVEY & MAPPING, INC.
10116 214TH AVE NE
REDMOND, WA 98053
PHONE 425.296.4412
PROPERTY OWNER:
CHARLIE STANTON
5515 142ND AVENUE SE
BELLEVUE, WA 98006
TAX PARCEL NUMBER:
2507450500
PROJECT ADDRESS:
5515 142ND AVENUE SE

C. Zoning

The property is zoned R-2.5, single-family residential and is located in the Critical Areas Overlay District. The surrounding properties and public opens space are zoned R-2.5. The proposed work is allowed in the R-2.5 zone.

D. Land Use Context

The property has a Comprehensive Plan Designation of SF-M (Single Family Medium Density. There is no change to the land use designation by this proposal.

E. Critical Areas Functions and Values

i. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

iii. Critical Areas Overlay District/Critical Area Land Use Permit

A Critical Area Land Use Permit (CALUP) is required as the applicant is requesting to stabilize a steep slope and disturb a 50-foot steep slope buffer.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The proposal generally meets the R-2.5 zoning dimensional requirements found in LUC 20.20.010. The proposed walls are not located in any required setback and the amount of fill and excavation is within that allowed by LUC 20.20.460. The proposal will be evaluated for conformance with zoning requirements and dimensional standards as part of the required clearing and grading permit review. **See Condition of Approval in Section X of this report.**

B. Critical Areas Requirements LUC 20.25H and LUC 20.25E.080:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The project is subject to the performance standards found in LUC 20.25H below.

Critical Area	Performance Standards
Geological Hazard Areas	20.25H.055.C.3.M 20.25H.125

i. Consistency with Land Use Code 20.25H.055.C.3.M

The following performance standards, when applicable, shall be incorporated in the design of development on sites with steep slope geologic hazard critical areas, buffers, or structure setbacks.

a. When Allowed. New or enlarged stabilization measures shall be allowed only to protect existing primary structures and infrastructure, or in connection with uses and development allowed pursuant to subsection B of this section. Stabilization measures shall be allowed only where avoidance measures are not technically feasible.

This proposal will remove an existing retaining wall structure and fill material that was not permitted and have become unstable over time. The steep slope on the site was created as a result of the fill placement, per the project geotechnical engineer. The proposal is to stabilize the slope by constructing three new retaining walls to create a terrace area down slope of the house. This will allow the existing structure and the City's buried sewer main to not be affected.

b. Type of Stabilization Measure Used. Where a stabilization measure is allowed, soft stabilization measures shall be used, unless the applicant demonstrates that soft stabilization measures are not technically feasible. An applicant asserting that soft stabilization measures are not technically feasible shall provide the information relating to each of the factors set forth in this section for a determination of technical feasibility by the Director. Only after a determination that soft stabilization measures are not technically feasible shall hard stabilization measures be permitted. The determination of whether a technique or stabilization measure is "technically feasible" shall be made by the Director as part of the decision on the underlying permit after consideration of a report prepared by a qualified professional addressing the following factors:

1. **Site conditions, including topography and the location of the primary structure in relation to the critical area;**

2. **The location of existing infrastructure necessary to support the proposed measure or technique;**

3. **The level of risk to the primary structure or infrastructure presented by erosion or slope failure and ability of the proposed measure to mitigate that risk;**

4. **Whether the cost of avoiding disturbance of the critical area or critical**

area buffer is substantially disproportionate as compared to the environmental impact of proposed disturbance, including any continued impacts on functions and values over time; and

5. The ability of both permanent and temporary disturbance to be mitigated

The submitted geotechnical report and information reviewed the stability of the slopes and the proposed wall stabilization. Generally, due to the slope's proximity to existing improvements, placement of fill, and the safety issues resulting from slope failure, soft stabilization will not stabilize the existing structures and the fill material would not be suitable to establish significant vegetation. Physical limits from the proximity of existing improvements on adjacent property prevent the construction of a larger single retaining wall or soldier pile wall as large equipment cannot access the work area. As a result, the proposal is to remove fill and construct smaller block retaining walls with a geogrid reinforcement.

Given that the steep slope is artificial and that no significant vegetation is impacted, staff concur that the proposed stabilization system is a feasible alternative. All evaluations and recommendations contained in the geotechnical studies and used in the city's evaluation of the proposal were completed by a licensed qualified professional. Any design or documentation submitted to the City as part of future permit applications related to this project must follow the recommendations of the project geotech. **See Conditions of Approval in Section X of this report.**

All disturbance resulting from construction is required to be restored. A conceptual restoration plan was submitted that identifies the work area and states that planting will occur based on the planting templates in the City's Critical Areas Handbook. This plan does not provide any detail on the number of plants or the specific species that will be installed. The total disturbance area indicated on the plans is approximately 2,300 square feet which is the square footage that is required to be replanted following construction. Based on the planting templates and this planting area there should be 23 trees, 121 shrubs, and 2,000 ground covers. A final planting plan is required to be submitted that provides the plant species and quantities to be installed which must be at least as dense as the planting described here. **See Conditions of Approval in Section X of this report.**

ii. Consistency with Land Use Code 20.25H.125

B. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

Response: The proposal is to remove fill and a wall that modified the natural contour and created a steep slope critical area. The proposed walls are tiered to

create a terrace and removes fill material to restore stability to the slope.

C. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

Response: The proposal avoids significant vegetation removal and keeps the proposed permanent improvements within the existing area disturbed by the wall and fill placement.

D. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;

Response: The proposal removes the artificial steep slope created by fill and reduces risk.

E. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;

Response: Retaining walls are used to minimize additional changes to the existing grade beyond the work area and removes fill to return to a more natural grade.

F. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;

Response: No impervious surface is proposed.

G. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;

Response: The proposed retention system is terraced.

H. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;

Response: Not applicable

I. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic

modification;

Response: Not applicable

J. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and

Response: Not applicable

K. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

Response: As described previously, approximately 2,300 square feet of disturbance area is required to be restored with trees, shrubs, and ground covers. This planting is required to be monitored for three years. A maintenance and monitoring plan is required to be submitted with the clearing and grading permit to describe the three years of monitoring, goals, and objectives. A maintenance surety is required to be provided which is 100 percent of the cost estimated to maintain and monitor the plants for five years. **See Condition of Approval in Section X of this report.**

Any off-site construction access is required to be shown on the plans submitted under the grading permit and approval for construction access by the adjacent property owner must be provided prior to clearing and grading permit issuance. Any impacts to off-site property are required to be restored. **See Condition of Approval in Section X of this report.**

IV. Public Notice and Comment

Application Date:	August 25, 2017
Public Notice (500 feet):	September 7, 2017
Minimum Comment Period:	September 21, 2017

The Notice of Application for this project was published in the Seattle Times and the City of Bellevue Weekly Permit Bulletin on September 7, 2017. It was mailed to property owners within 500 feet of the project site. No comments were submitted.

V. Summary of Technical Reviews

Clearing and Grading:
The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards and approved the application. Clearing and Grading will review the future clearing and grading permit and/or building permit application for conformance with codes and standards. The clearing and grading reviewer has approved this with the conditions that the

geotechnical engineer must review all final construction plans and wall designs and verify that the stability of the final slope and wall design will meet Bellevue's design standards. A letter from the geotechnical engineer stating that the plan conforms to their recommendations and includes slope stability analysis is required prior to issuance of clearing and grading permit 17-115652-GJ. A geotechnical inspection during construction is required for monitoring and testing of soil cuts and fill, subgrades for foundations and footing, and any unusual seepage, slope, or subgrade conditions. The project is also subject to the rainy season restrictions where no clearing and grading activity may occur between October 1st through April 30th without written authorization from the City. **See Condition of Approval in Section X of this report.**

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth and Water

Temporary erosion and sedimentation control measures will be required. Erosion and sedimentation control requirements and BMPs will be reviewed by the Clearing and Grading Department as part of clearing and grading permit 17-115652-GJ. Erosion and sediment control best management practices include the installation of silt fencing around the work area, covering exposed soils, not working in wet conditions, etc.

B. Plants and Animals

Significant vegetation exists down slope of the steep slope critical area. No significant trees are located on the steep slope or above the existing wall. Approximate 2,300 square feet of area is required to be restored with native vegetation. Provided the restoration is done correctly and given time, the resulting site will have improved habitat value above what is existing.

Noise

The only noise anticipated as a result of this work will be from construction equipment. Any noise is regulated by Chapter 9.18 BCC. **See Condition of Approval in Section X of this report.**

VII. Changes to proposal as a result of City review

Changes to the design of the walls were requested to avoid placement of structures over the City's sewer main and within the easement area. The project was also requested to limit disturbance to the site topography and vegetation below the steep slope area.

VIII. Decision Criteria

A. Critical Areas Land Use Permit Decision Criteria 20.30P.140

The proposal, as conditioned below, meets the applicable regulations and decision criteria for a Critical Areas Land Use Permit pursuant to LUC Section 20.30P.

1. The proposal obtains all other permits required by the Land Use Code;

Finding: The applicant is required to obtain all necessary building, clearing & grading, and utility approvals along with any ancillary permits and approvals required by the City of Bellevue.

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

Finding: The proposal removes fill and a wall structure that were constructed without a permit and over public sewer infrastructure. The proposal is the best option that both removes the encroachment in the public easement and allows the topography on site to be stabilized.

3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable;

Finding: The proposal incorporates the performance standards of LUC 20.25H. The approved plan restores and mitigates all temporary disturbance activities and removes unpermitted fill.

4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;

Finding: The site is served by adequate public facilities which is not changed by the proposal.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

Finding: The mitigation plan is approved as conceptual and a final planting plan with more detail as to the vegetation and monitoring program are required to be submitted as part of the clearing and grading permit 17-115652-GJ. **See Condition of Approval in Section X of this report.**

6. The proposal complies with other applicable requirements of this code.

Finding: As discussed in Section II & III of this report, the proposal complies with all other applicable requirements of the Land Use Code.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of Development Services does hereby **approve with conditions** the proposal to remove unpermitted fill and an existing wall and construct three walls that terrace the slope on the site with restoration planting. This approval does not allow or endorse any proposed improvements or those already existing within Chism Beach Park.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit, Building Permit, or other necessary development permits within one year of the effective date of the approval.

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-5207
Land Use Code- BCC 20.25H	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-4350

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

A. General Conditions

1. Clearing and Grading Permit Required:
Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Clearing and grading permit 17-115652-GJ must be approved and issued. Plans submitted as part of the permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

2. Construction Access and Off-Site Disturbance:
If construction requires off-site access the plans under the clearing and grading permit must show this access and written authorization from the property owner who is providing access must be submitted under the clearing and grading permit. Any off-site disturbance is required to be restored to the pre-existing condition.

Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

3. **Restoration Planting Plan:**
   A final planting plan is required to be submitted under the clearing and grading permit that restores all areas of temporary disturbance resulting from construction. The plan must show the quantities, species, and sizes of any trees, shrubs and ground covers that will be installed as described in this report.

   Authority: Land Use Code 20.25H.220
   Reviewer: Reilly Pittman, Development Services Department

4. **Maintenance and Monitoring Plan:**
   Maintenance and monitoring is required for three years after plant installation. A maintenance and monitoring plan with goals and objectives must be included with the restoration plan and submitted under the clearing and grading permit.

   Authority: Land Use Code 20.25H.220
   Reviewer: Reilly Pittman, Development Services Department

5. **Cost Estimate:**
   A cost estimate based on the cost to maintain and monitor the planting is required to be submitted under the clearing and grading permit.

   Authority: Land Use Code 20.30P.140
   Reviewer: Reilly Pittman, Development Services Department

6. **Maintenance Surety:**
   A maintenance surety is required. The surety will be for 100 percent of the cost estimate provided for maintenance and monitoring over three years. The maintenance surety is required prior to clearing and grading permit issuance.

   Authority: Land Use Code 20.25H.220
   Reviewer: Reilly Pittman, Development Services Department

7. **Land Use Inspections Required:**
   Following completion of the restoration planting associated with the clearing and grading permit, the applicant shall contact Land Use staff to schedule an inspection by emailing Reilly Pittman at rpittman@bellevuewa.gov. At the end of three years, the applicant will need to call for an inspection by Land Use staff to release the maintenance surety. Staff will need to find that the plants are in a healthy and growing condition and that the goals of the maintenance and monitoring plan have been achieved.

   Authority: Land Use Code 20.30P.140
   Reviewer: Reilly Pittman, Development Services Department

8. **Geotechnical Review:**
   The project geotechnical engineer must review the final construction plans, including all foundation and retaining wall designs. The geotechnical engineer must also verify

that the stability of the final slope and retaining wall configuration will meet Bellevue's design standards. A letter from the geotechnical stating that the plans conform to the recommendations in the geotechnical report and any addendums and supplements must be submitted to the clearing and grading section prior to issuance of the construction permit. The letter must also include verification of slope stability.

Authority: Clearing & Grading Code 23.76.050
Reviewer: Tom McFarlane, Development Services Department, Clearing & Grading Section

9. Geotechnical Inspection:

The project geotechnical engineer must provide geotechnical inspection during project construction, including monitoring and testing of soil cuts and fill, subgrades for foundations and footing, and any unusual seepage, slope, or subgrade conditions.

Authority: Clearing & Grading Code 23.76.050
Reviewer: Tom McFarlane, Development Services Department, Clearing & Grading Section

10. Rainy Season Restrictions:

Due to steep slopes on the site, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Tom McFarlane, Development Services Department, Clearing & Grading Section

11. Hold Harmless Agreement:

The applicant shall submit a hold harmless agreement in a form approved by the City Attorney which releases the City from liability for any damage arising from the location of improvements within a critical area buffer in accordance with LUC 20.30P.170. The hold harmless agreement is required to be recorded with King County prior building permit issuance.

Authority: Land Use Code 20.30P.170
Reviewer: Reilly Pittman, Development Services Department

12. Noise Control:

Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless

expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18
Reviewer: Reilly Pittman, Development Services Department

LEGAL DESCRIPTION

LOT 50, FOREST PARK MEADOWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 114 OF PLATS, PAGES 100-103, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON

BASIS OF BEARINGS

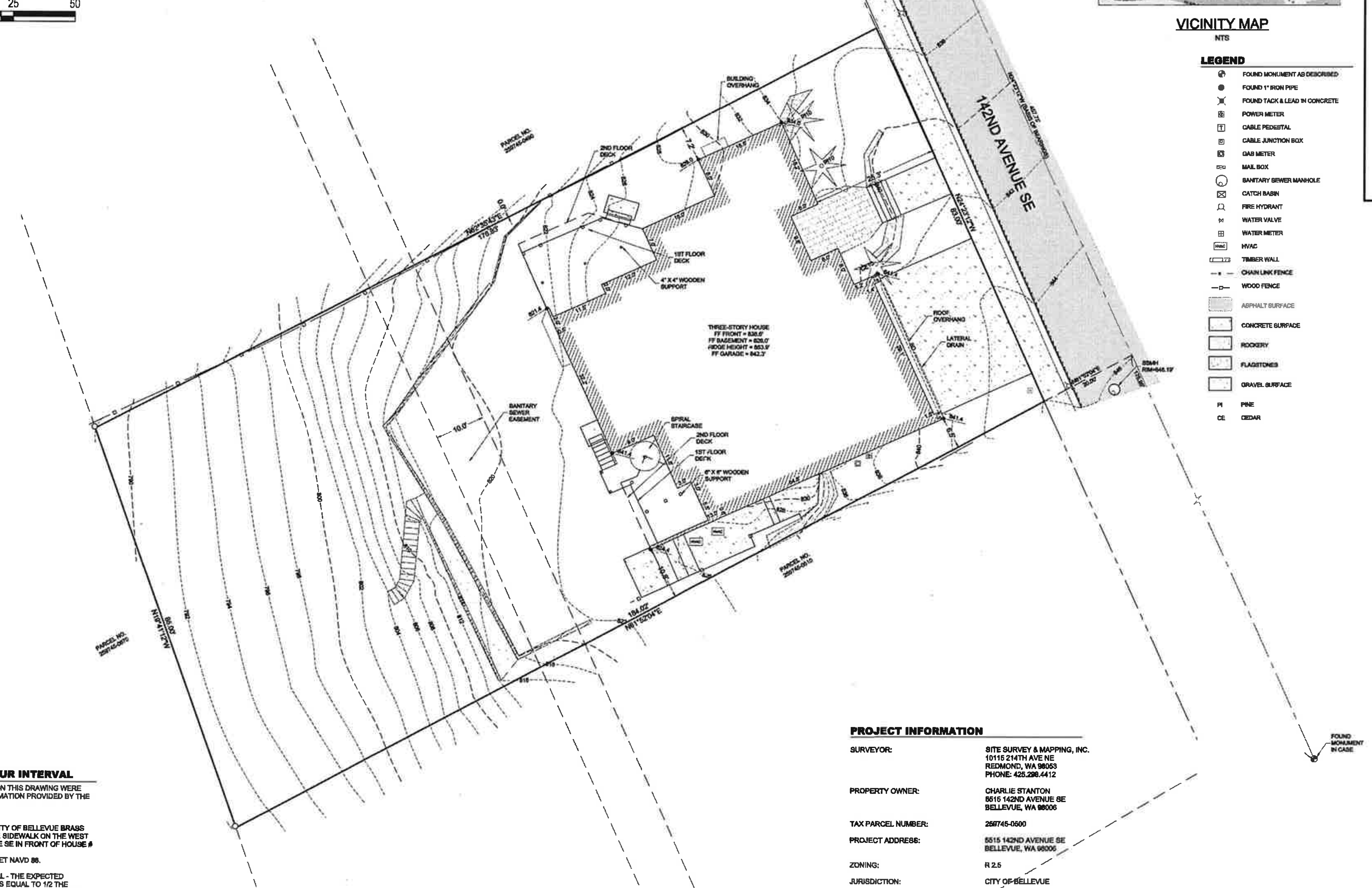
THE PLAT OF FOREST PARK MEADOWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 114 OF PLATS, PAGES 100-103, IN KING COUNTY, WASHINGTON. ACCEPTED THE PLAT BEARING OF N 24°23'12" W FOR 142ND AVENUE SE BASED ON FOUND MONUMENTS IN CASE.

GENERAL NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NPL 352 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN OCTOBER 2012 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

N W E S

50 0 25 50
SCALE IN FEET



VICINITY MAP
NTS

LEGEND

	FOUND MONUMENT AS DESCRIBED
	FOUND 1" IRON PIPE
	FOUND TACK & LEAD IN CONCRETE
	POWER METER
	CABLE PEDESTAL
	CABLE JUNCTION BOX
	GAS METER
	MAIL BOX
	SANITARY SEWER MANHOLE
	CATCH BASIN
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	HVAC
	TIMBER WALL
	CHAIN LINK FENCE
	WOOD FENCE
	ASPHALT SURFACE
	CONCRETE SURFACE
	ROCKERY
	FLAGSTONES
	GRAVEL SURFACE
PI	PINE
CE	CEDAR

SW 1/4, NE 1/4, SEC 22, TWP 24N, RNG 5E, W.M.

Site Survey & Mapping, Inc.
www.sitesurveymapping.com 10115 214th Ave NE Redmond, Wa 98053 Phone: 425.298.4412

DRN	REVISION	DATE

VERTICAL DATUM & CONTOUR INTERVAL

DATUM

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY THE CITY OF BELLEVUE.

POINT ID NO. 2262
THE MARK IS A 1 1/2" CITY OF BELLEVUE BRASS CAP IN THE CONCRETE SIDEWALK ON THE WEST SIDE OF 142ND AVENUE SE IN FRONT OF HOUSE # 5515.
ELEVATION: 842.453 FEET NAVD 88.

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.

PROJECT INFORMATION

SURVEYOR:	SITE SURVEY & MAPPING, INC. 10115 214TH AVE NE REDMOND, WA 98053 PHONE: 425.298.4412
PROPERTY OWNER:	CHARLIE STANTON 5515 142ND AVENUE SE BELLEVUE, WA 98006
TAX PARCEL NUMBER:	259745-0500
PROJECT ADDRESS:	5515 142ND AVENUE SE BELLEVUE, WA 98006
ZONING:	R 2.5
JURISDICTION:	CITY OF BELLEVUE
PARCEL ACREAGE:	15,156 S.F. (± 0.3479 ACRES) AS SURVEYED

TOPOGRAPHIC SURVEY
CHARLIE STANTON
5515 142ND AVENUE SE
BELLEVUE, WA 98006

PROJECT NO.	12-360
DRAWN BY:	EFJ
CHECKED BY:	TNW
DATE:	10-29-12
SHEET 1	OF 1

SUBMITTAL RECORD			
-	5/4/18	RAR	REVISED PER CITY REVIEW COMMENTS
-	8/22/17	RAR	REVISED PER CITY REVIEW COMMENTS
-	6/01/17	RAR	PERMIT SUBMITTAL DRAWINGS
-	4/12/17	RAR	FOR CONSTRUCTION COST ESTIMATE
-	3/10/17	RAR	CONCEPTUAL DRAWINGS
NO.	DATE	BY	DESCRIPTION

DESIGNED:	RAR
DRAWN:	RAR
CHECKED:	TAJ
SCALE:	AS NOTED
DATE:	5-4-18
JOB NO.	1788.01
PLOT DATE:	5/3/18
LAST EDIT:	Rob

ROBERT A. ROSS, STATE OF WASHINGTON, 38384, REGISTERED PROFESSIONAL ENGINEER 5/4/18

ZGA Zipper Geo Associates, LLC
Geotechnical and Environmental Consultants
19023 36th Avenue West, Suite D | Lynnwood, WA 98036
PH: (425) 582-9928 | Fax: (425) 582-9930 | www.zippergeo.com

STANTON RESIDENCE
RETAINING WALL RECONSTRUCTION
5515 142ND AVE. SE, BELLEVUE, WASHINGTON

BOUNDARY AND TOPOGRAPHIC SURVEY

DRAWING
SEW1.0
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2
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9

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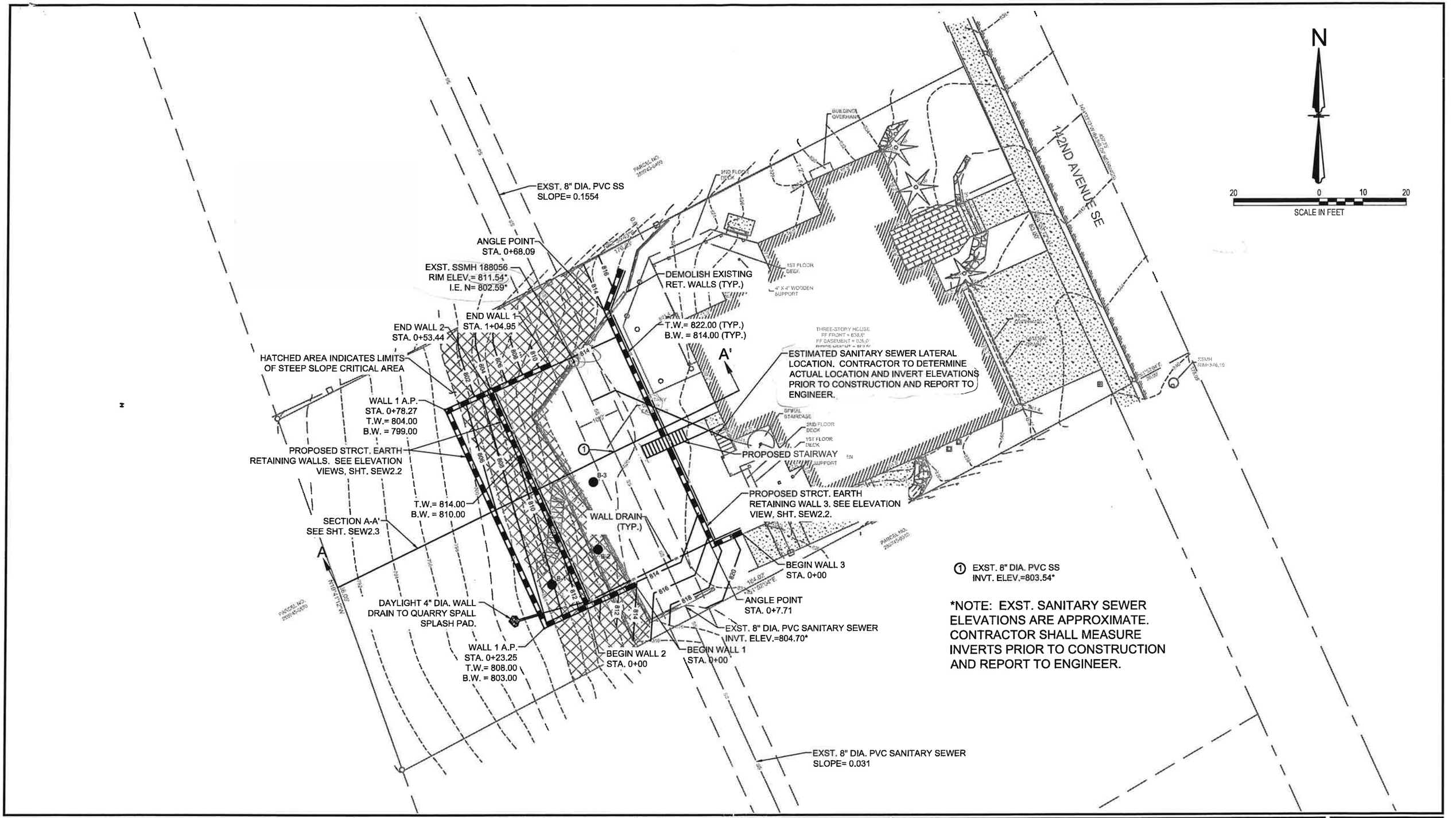

SUBMITTAL RECORD			
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ROBERT A. ROSS — STATE OF WASHINGTON — 36041 — REGISTERED PROFESSIONAL ENGINEER — 5/4/18

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RETAINING WALL RECONSTRUCTION
5515 142ND AVE. SE, BELLEVUE, WASHINGTON

GRADING AND DRAINAGE PLAN

DRAWING
SEW2.0
SHEET
3
OF
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